

## NEWINGTON TOWN PLAN AND ZONING COMMISSION

Wednesday, December 9, 2009  
TOWN COUNCIL CHAMBERS  
7:00 p.m.

### A G E N D A

#### ROLL CALL

#### PUBLIC HEARINGS

- A. Proposed 2020 Plan of Conservation and Development – Chapter 126, Section 8-23. Proposed by the Newington Town Plan and Zoning Commission. Continued from November 23, 2009.

#### III. PUBLIC PARTICIPATION (relative to items not listed on the Agenda-each speaker limited to two minutes)

#### IV. MINUTES

November 23, 2009 - Regular Meeting

#### V. COMMUNICATIONS AND REPORTS

#### VI. NEW BUSINESS

- A. Discussion of Cedar Mountain Development moratorium, Town Attorney Ben Ancona.
- B. Discussion of Three Angels Seventh-Day Adventist Church, 580 Church Street vs Newington Town Plan and Zoning Commission, Town Attorney Ben Ancona

#### VII. OLD BUSINESS

None

#### VIII. PETITIONS FOR SCHEDULING (TPZ January 13, 2010)

- A. Petition 29-09 – 451 New Britain Avenue, Gianni DiDomenico, 257 Stillmeadow Lane, Berlin, CT 06037, applicant, Newington 451 LLC, owner, request for Special Exception section 3.2.6 school for Cosmetology Training, B-Business Zone district. Schedule for Public Hearing January 13, 2010.
- B. Petition 30-09 – 445 Unit A Willard Avenue, Fountain Pointe Office Park, Family Adult Day Care, LLC, applicant contact Mervyn Rimai, 1560 Asylum Avenue, West Hartford, CT, Rotundo Developers, LLC owner, request for Special Exception Section 3.2.9 Adult Day Care Use, CD Commercial Development district. Schedule for Public Hearing January 13, 2010.

- C. Petition 31-09 – 170 Pane Road, David Occhialini, c/o Reno Properties, 170 Pane Road, Newington, CT 06111, applicant,, Reno Properties, LLC owner, project contact Alan Bongiovanni, BGI Land Surveyors, 170 Pane Road, Newington, CT 06111, request for site plan modification Section 5.3 for construction of additions to existing building totaling 32,650 sq. ft. Schedule for presentation January 13, 2009.
- D. Petition 32-09 – Assessor Parcel 16-647 adjacent to 1268 Main Street (South Side), Reno Properties, LLC, 170 Pane Road, Newington, CT 06111 applicant, project contact, Alan Bongiovanni, BGI Land Surveyors, 170 Pane Road, Newington, CT 06111, Harris A. Fineberg owner, request for zone map amendment R-12 to B-TC Business Town Center. Schedule for public hearing January 13, 2010.
- E. Petition 33-09 - Assessor Parcel 16-647 adjacent to 1268 Main Street (South Side), Reno Properties, LLC, 170 Pane Road, Newington, CT 06111 applicant, project contact, Alan Bongiovanni, BGI Land Surveyors, 170 Pane Road, Newington, CT 06111, Harris A. Fineberg owner, request for site development approval Section 5.3 for construction of 2,500 sq. ft. bank. Inland Wetlands Report required. Schedule for presentation for January 13, 2010.

**IX. PUBLIC PARTICIPATION**

(For items not listed on agenda)

**X. REMARKS BY COMMISSIONERS**

**XI. STAFF REPORT**

- A. Site Development Bonds Proposed for Release
- Newington Ridge – Toll Brothers Prospect Street
  - Bel Air Manor – 256 New Britain Avenue.
  - 171 Pascone Place – McBride Properties
- B. Other Site Bonds
- Culver Street – Subdivision Request for waiver of street tree planting at #240 and #228 Culver Street, JS Culver Street, LLC
  - Woodlands of Newington Pulte Homes Bond Status Report.

**XII. ADJOURNMENT**

Submitted

Edmund J. Meehan, Town Planner